



2004 00030828

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**Premises:**

**Unit #1, Webster House  
Condominium  
30 Boltwood Walk  
Amherst, MA 01002**

**KNOW ALL PERSONS BY THESE PRESENTS**

That I, PETER EARLE, Trustee of 30 Boltwood Walk Realty Trust of Amherst, Hampshire County, Massachusetts

for consideration paid, and in full consideration of One Dollar (\$1.00)

grant to JOANNE I. DELONG of 3 Edgewood Terrace, Hadley, Hampshire County, Massachusetts

**with Quitclaim Covenants**

The unit ("Unit") known as Unit I, in the Webster House Condominium, a condominium ("Condominium") established by Richard G. Bogartz in Amherst, Hampshire County, Massachusetts, created pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated May 17, 1988, and recorded with the Hampshire County Registry of Deeds on said date in Book 3176, Page 53, as amended by Amendment to Master Deed, recorded in said Registry in Book 3847, Page 208, and as further amended by the Second Amendment to Master Deed recorded with said Registry, which Unit is shown on the floor plans ("Plans") recorded at Plan Book 154, Pages 23-24, in Hampshire County Registry of Deeds. The post office address of the Unit is Unit 1, Webster House Condominium, Boltwood Walk, Amherst, Massachusetts 01002.

The land on which the buildings and improvements are situated is located at Lessey Street, Amherst, Hampshire County, Massachusetts, and is more particularly described in the Master Deed.

The said Unit 1 contains approximately 2855 square feet.

The Unit is conveyed together with:

1. An undivided 20.435% beneficial interest appertaining to this Unit 1 in the common areas and facilities ("Common Elements") of said Condominium.e right to use two assigned parking spaces.
2. The ownership of all utility lines, heating, plumbing, electrical, and other apparatus and equipment which exclusively serve, and are located within, the individual Unit.
3. The right to use, in common with the owners of the other Units served thereby, such entrances to and from the public streets, yards, and walkways, as serve as common access to and from such Units (each of the foregoing comprises a portion of the

Common Elements therefor).

4. The right to use, in common with the owners of the other Units served thereby, all utility lines and other common facilities located in any of the other Units or in the Common Elements described in the Master Deed, and serving that Unit. Nothing herein shall otherwise be construed to limit the right of any Unit Owner to otherwise use other Common Elements in accordance with the intended purposes thereof.
5. Rights and easements in common with other Unit Owners as described in the Master Deed.
6. Such rights appertaining to said Unit to the exclusive use and development of land, if any, as set forth in paragraph 5(B) and Exhibit 3 of the Master Deed, as amended.

Said Unit is conveyed subject to:

1. An easement in favor of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines, and other Common Elements located in the Unit or elsewhere in the Condominium and serving such other Units.
2. The provisions of this Unit Deed, the Master Deed, and the Declaration of Trust of WEBSTER HOUSE CONDOMINIUM, including but not limited to, a designated area for the collection of trash as specified in paragraph 14 of Schedule A of the Declaration of Trust, and the Plans, as the same may be amended from time to time by instrument recorded in the Hampshire County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.
3. An easement as shown on plan of land entitled, "Revision to Parcel B-22, Boltwood Walk Project, Amherst, Mass. Prepared for Amherst Redevelopment Authority," dated December 14, 1977, and recorded in said Registry in Plan Book 106, Page 10.
4. An easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated September 12, 1977 and recorded in said Registry in Book 1980, Page 109.
5. The provisions of the Indenture dated November 13, 1987 and recorded in said Registry in Book 3090, Page 92 and the provisions of the Disposition Agreement, dated March 2, 1977, and recorded in said Registry in Book 2004, Page 52, as further amended, including but not limited to the Fourth Amendment, dated November 13, 1987, and recorded in said Registry in Book 3090, Page 99.
6. The provisions of Massachusetts General Laws, Chapter 183A, amended.
7. Rights of other Unit Owners as provided in the Master Deed.